

**Developmental Disabilities
Area Board 10**

*Protecting and Advocating for Persons
With Developmental Disabilities throughout Los Angeles*

HOUSING RESOURCES GUIDE



**Area Board 10
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INTRODUCTION

This guide was developed to offer individuals living in Los Angeles County useful information to help in locating safe, affordable housing and appropriate legal resources. Organizations are listed alphabetically under the following topics: *Finding Housing; Legal Supports; Low-Income Home Modification Assistance; Low Income Energy Assistance; and Other Sources of Help and Information.* All information contained in this booklet is subject to change. Readers are encouraged to contact the organizations listed directly for the most current information.

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FINDING HOUSING

Affordable Housing Online

www.affordablehousingonline.com

Affordable Housing Online is a website dedicated to making the latest and most up-to-date affordable housing data available to the low-income community. The properties are listed alphabetically by city and include addresses and landlord contact information. Since there is no way of knowing which buildings have a vacancy, and which have accessible units, you should call the landlord first to get this information.

Los Angeles County Housing Resource Center

877.428.8844

<http://housing.lacounty.gov>

The Los Angeles County Housing Resource Center was created to help people list and find affordable, special needs, accessible, and emergency housing within the County of Los Angeles. The web-based service, supported by a toll-free call center, provides information for the general public as well as for housing professionals seeking vital resources for their clients. Launched in 2007, the service is managed by the Community Development Commission of the County of Los Angeles, an umbrella agency

that includes the Housing Authority of the Count of Los Angeles. The Housing Resource Center is supported by and maintains a partnership with the County of Los Angeles, the City of Pasadena, and the US Department of Housing and Urban Development through the Recovery Act.

Los Angeles Housing Department
866.557.RENT
<http://lahd.lacity.org>

The Los Angeles Housing Department is charged with the development of citywide housing policy and supporting safe and livable neighborhoods through the promotion, development, and preservation of decent and affordable housing.

U.S. Department of Housing & Urban Development (HUD) California Housing Search
www.hud.gov

HUD provides a national search engine on their homepage. Select “Resources,” click on “Affordable Apartment Search,” select “California” from the drop-down menu and click on “Next.” From there you can enter a specific city, county, or zip code to find a listing of affordable apartments in your area.



LEGAL RESOURCES

Bazelon Center for Mental Health Law

202.467.5730

www.bazelon.org

The Bazelon Center advocates for affordable housing, fights housing discrimination, and works to expand supportive housing, which links people who have severe disabilities with the assistance they need to live independently. Bazelon works with other advocates to increase the number of rental vouchers through the federal government. They also advocate for financing to develop affordable housing units. Bazelon works with the U.S. Department of Housing and Urban Development to ensure enforcement of the Fair Housing Act, which prohibits discrimination based on disability.

Bet Tzedek: The House of Justice

www.bettzedek.org

323.939.0506

Bet Tzedek, Hebrew for the “house of justice,” opened its doors 35 years ago as a one-night-a-week storefront community law office staffed by volunteers. Today, Bet Tzedek is one of the nation’s premier legal services organizations, providing free assistance to more than 10,000 people of every racial and religious background at its headquarters in the Fairfax area and its office in North Hollywood and at more than 30 senior centers throughout Los Angeles County. With a dedicated staff of over 60 and more than 1,000 active volunteers, Bet Tzedek makes a crucial difference in the lives of the most vulnerable members of the community. For information on housing assistance click on “Programs” on their homepage, then click on “Housing.”

California Department of Fair Employment and Housing

800.884.1684

www.dfeh.ca.gov

The DFEH is the largest state civil rights agency in the country. Established in 1959, the DFEH’s statutory mandate is to protect the people of California from employment, housing and public accommodations

discrimination and hate violence. The DFEH investigates discrimination complaints in its eight offices throughout California. The DFEH is part of the State and Consumer Services Agency and is administered by a Director appointed by the Governor.

The Fair Housing Council of the San Fernando Valley

www.fhcsfv.org

800.287.4617

The mission of FHC/SFV is to eliminate housing discrimination. The Council carries out its mission and purpose of supporting and promoting the idea of equal opportunity and freedom of residence through education and enforcement of state and federal fair housing laws. FHC/SFV educates owners, landlords, tenants, managers, and government officials about rights, responsibilities and obligations under state and federal fair housing laws to promote understanding and voluntary compliance.

Fair Housing Foundation

800.446.3247

www.fairhousingfoundation.com

The purpose of the Fair Housing Foundation (FHF) is to actively support and promote freedom of residence through education, advocacy, and litigation, to ensure that all

persons have the opportunity to secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, disability, ancestry, age, source of income or other characteristics protected by laws. FHF is a non-profit corporation founded in 1964 and is dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone.

The Housing Rights Center
800.477.5977

www.hrc-la.org

The mission of the Housing Rights Center is to actively support and promote fair housing through education and advocacy to the end that all persons have the opportunity to secure the housing they desire and can afford.

Inland Fair Housing and Mediation Board
800.321.0911

www.ifhmb.com

The Inland Fair Housing and Mediation Board (IFHMB) was established in 1980 and have been spirited in the fight against discrimination in housing. The IFHMB continues to educate the community at large about their rights and responsibilities under

fair housing laws. On their website you will find information on various services and how to prepare for and file a housing complaint.

LawHelpCalifornia.Org

www.lawhelpcalifornia.org

LawHelpCalifornia provides low-income Californians with easy online access to basic legal resources and attorney information. LawHelpCalifornia does not provide direct legal services. LawHelpCalifornia is a collaborative project with policy oversight from the CalJustice Advisory Committee and assistance from advocates at legal aid programs throughout the state. For information on housing issues go to their homepage and click on “Housing.”

The Leadership Conference on Civil and Human Rights

www.civilrights.org

The Leadership Conference on Civil and Human Rights is a coalition charged by its diverse membership of more than 200 national organizations to promote and protect the civil and human rights of all persons in the United States. Through advocacy and outreach to targeted constituencies, The Leadership Conference works toward the goal of a more open and just society – an America as good as its

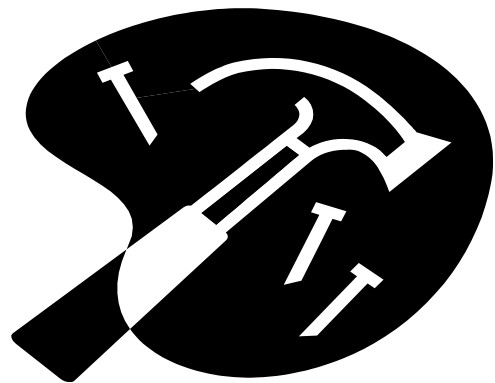
ideals. For housing-related issues go to their homepage, click on “Issues” then click on “Housing and Lending.”

Western Center on Law and Poverty

www.wclp.org

Western Center opened its doors in 1967 as a joint legal clinic of USC, UCLA, and Loyola Law Schools. Western Center advocates work to increase the supply of affordable housing through land use advocacy including redevelopment and rent control, to preserve the existing supply of low-income housing by enforcing legal obligations to keep housing affordable and replace lost units, and to prevent homelessness by enforcing and expanding tenant protections. For information on housing go to their homepage, move the cursor to “Resources” then click on “Housing.”





LOW INCOME HOME MODIFICATION **ASSISTANCE**

HandyWorker Program
Los Angeles Housing Department
866.557.7368
www.lacity.org

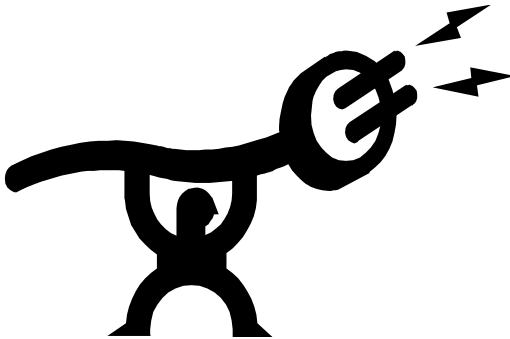
The HandyWorker Program provides free minor home repairs for low-income seniors and disabled persons who occupy a single family home in Los Angeles. The repairs address safety and habitability concerns, including doors, windows, flooring, faucets, sinks, toilets, water heater, light fixtures, electrical outlets, railings, smoke detectors, carbon monoxide detectors, rain gutters and painting. Go to the LAHD homepage, move the cursor to “Renters” and click on “HandyWorker/Home Secure Programs” on the drop-down menu.

Rebuilding Together Southern California Council

714.657.8174

www.rebuildingtogether.org

Rebuilding Together rehabilitates homes for low income persons, the elderly and disabled, or anyone who is unable to do it themselves. Rebuilding Together serves all of Southern California.



LOW INCOME ENERGY ASSISTANCE

There are a number of places you can turn if you need assistance in paying your energy bill. First, contact your utility company to find out about their programs. Some utilities have shareholder-funded emergency payment assistance programs for their customers. These can provide cash assistance to help offset the costs of heating and cooling their homes. There are also other plans that may be of assistance to you in managing your energy bills, such as balanced payment plans. You can also contact the following:

- **California Alternative Rates for Energy (CARE)**

Low-income customers that are enrolled in the CARE program receive a 20 percent discount on their electric and natural gas bills and are not billed in higher rate tiers that were created for Southern California Edison (SCE), Pacific Gas and Electric Company (PG&E) and San Diego Gas & Electric (SDG&E). CARE is funded through a rate surcharge paid by all other utility customers. You can apply on their website www.pge.com/care or call 866.743.2273 to request an application be mailed to you. You can also email them at CAREandFERA@pge.com.

- **California Interfaith Energy Assistance Project (CIEAP)**

High-energy costs have forced many low-income families to choose between paying their utility bills, their rent or mortgage, buying groceries or paying for badly needed medical expenses. To help solve this problem, the William and Flora Hewlett Foundation has provided funding for the California Interfaith Energy Assistance Project (CIEAP) since January of 2002.

- **Family Electric Rate Assistance Program (FERA)**

Families whose household income slightly exceeds the low-income energy program allowances will qualify to receive FERA discounts, which bills some of their electricity usage at a lower rate. FERA is available for customers of SCE, SDG&E and PG&E. Please contact your electric utility to see if your family qualifies.

- **Low-Income Energy Efficiency Program (LIEE)**

The LIEE program provides no-cost weatherization services to low-income households who meet the CARE guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weather-stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration. To request an application form and more information please contact your electric utility company.

- **Low Income Home Energy Assistance Program (LIHEAP)**

Administered by the California Department of Community Services and Development (CSD) the LIHEAP Block Grant is funded by the federal Department of Health and Human Services (DHHS). Eligible low-income persons can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through these three program components: ***The Weatherization Assistance Program*** provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor housing repairs, and related energy conservation measures; ***The Home Energy Assistance Program (HEAP)*** provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings; ***The Energy Crisis Intervention Program (ECIP)*** provides payments for weather-related or energy-related emergencies. For more information, call 866.675.6623.

OTHER SOURCES OF HELP

A Community of Friends

www.acof.org

213.480.0809

Founded in 1988, A Community of Friends (ACOF) is a nonprofit affordable housing developer for people with special needs. ACOF's mission is to end homelessness through the provision of quality permanent supportive housing for people with mental illness. ACOF has completed over 1,300 units in 35 properties, primarily throughout Los Angeles County. To ensure that tenants stay housed and gain self-sufficiency, ACOF provides services either through our own staff or through collaborations with other agencies. With the support and encouragement of on-site staff and affordable rents, tenants are provided a stable home and given opportunities to become productive members of their communities.

Americans with Disabilities Act Info Line

The U.S. Department of Justice provides information about the Americans with Disabilities Act (ADA) through a toll-free ADA Information Line. This service permits businesses, State and local governments, or others to call and ask questions about

general or specific ADA requirements including questions about the ADA Standards for Accessible Design. ADA specialists are available Monday through Friday from 9:30 AM until 5:30 PM (Eastern Time) except on Thursday when the hours are 12:30 PM until 5:30 PM. Spanish language service is also available. For general ADA information, answers to specific technical questions, free ADA materials, or information about filing a complaint, call: 800.514.0301.

**California Community Development
Commission**

www.lacdc.org

323.890.7001

The California Community Development Commission's goal is to build better lives and better neighborhoods. This mission is accomplished through the leadership of their Executive Management Team and the contributions of more than 650 employees. Together, they strive to provide excellent customer service to Los Angeles County residents, homeowners, and business owners.



CRA/LA Building Communities

www.crala.org

213.977.1600

CRA/LA is focused on the creation of affordable housing. "Affordable" means that housing costs are within the budget of a household earning no more than 120 percent of the median Los Angeles income. CRA/LA's development projects also include mixed-income and market-rate housing.

Home Ownership for Personal Empowerment

www.hope-homes.org

310.543.0635

HOPE's mission is to create stable, affordable housing options for people with developmental disabilities. HOPE buys residential properties - single-family homes, duplexes, and condominiums - fixes them up, and rents them at below market rates to clients of the Regional Centers. (The rents are usually not more than 30% of the renter's monthly income.) A special feature of these homes is that every client has his or her own bedroom. HOPE owns properties in Torrance, Long Beach, Bellflower, Lakewood, Culver City and North Hills and serves over 100 adults with developmental disabilities.

Home Ownership Made Easy

www.homeopeningdoors.org

310.988.4000

HOME has a successful history of providing housing to individuals who receive services from the Westside Regional Center. HOME focuses its efforts and activities on persons with developmental disabilities. HOME's existing inventory of real estate is a mixture of single family homes, condos and multifamily units, 43 in total.

Housing California

916.447.0503

www.housingca.org

Housing California is the go-to organization for decision makers on housing and homeless policy and legislation. They meet directly with legislators and their staff members – those with the power to create and pass laws that have widespread, long-term stabilizing impacts on California's housing market.

Independent Living Centers

Independent Living Centers (ILCs) are organizations which provide services for people with physical disabilities which include attendant referrals, advocacy, peer counseling, and information related to

housing. There are 7 ILCs in Los Angeles County. They are:

- **Communities Actively Living Independent and Free (CALIF)**
634 S. Spring Street, 2nd Floor, Los Angeles, CA 90014
213-627-0477
www.calif-ilc.org
Serves South Central, Hollywood, Mid-Wilshire, and Downtown.
- **Community Rehabilitation Services (CRS)**
4716 Cesar E. Chavez Avenue, Building B, Room 75
Los Angeles, CA 90022
323-266-0453
Serves Alhambra, Pasadena, and San Gabriel Valley.
- **Disabled Resource Center (DRC)**
2750 East Spring Street, Suite 100, Long Beach, CA 90806
562-427-1000
www.drcinc.org
Serves Long Beach and South Bay.

- **Independent Living Center of Southern California (ILCSC)**
14407 Gilmore Street, Suite 101, Van Nuys, CA 91401
818-785-6934
www.ilcsc.org
Serves Burbank, Glendale, San Fernando Valley, and Antelope Valley.
- **Service Center for Independent Living (SCIL)**
109 South Spring Street, Claremont, CA 91711
909-621-6722
www.scil-ilc.org
Serves San Gabriel Valley area.
- **Southern California Rehabilitation Services (SCRS)**
7830 Quill Drive, Suite D, Downey, CA 90242
562-862-6531
www.scrs-ilc.org
Serves Downey, Norwalk and parts of East and South Los Angeles.
- **Westside Center for Independent Living (WCIL)**
12901 Venice Boulevard, Los Angeles, CA 90066
310-390-3611
www.wcil.org
Serves Inglewood, Hawthorne, and the Westside.



In-Home Support Services (IHSS)

IHSS is a program that provides personal care, domestic assistance, minor medical services, and/or protective supervision so that eligible people with disabilities can live in their own home. IHSS applications are taken by phone. A social worker will make an appointment to come to your home to see if you are eligible and determine what

services and the number of hours you are approved for. If approved, you can then hire someone to provide those services. The Personal Assistance Services Council (PASC) is the employer of record for IHSS providers. Contact PASC at 877.565.4477 for more information or visit their website: www.pascla.org.

